

# PD No. 317 Authorized Hearing

## Community Meeting

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January 10, 2019  
6:30 P.M.

Presented by:  
Sustainable Development and  
Construction



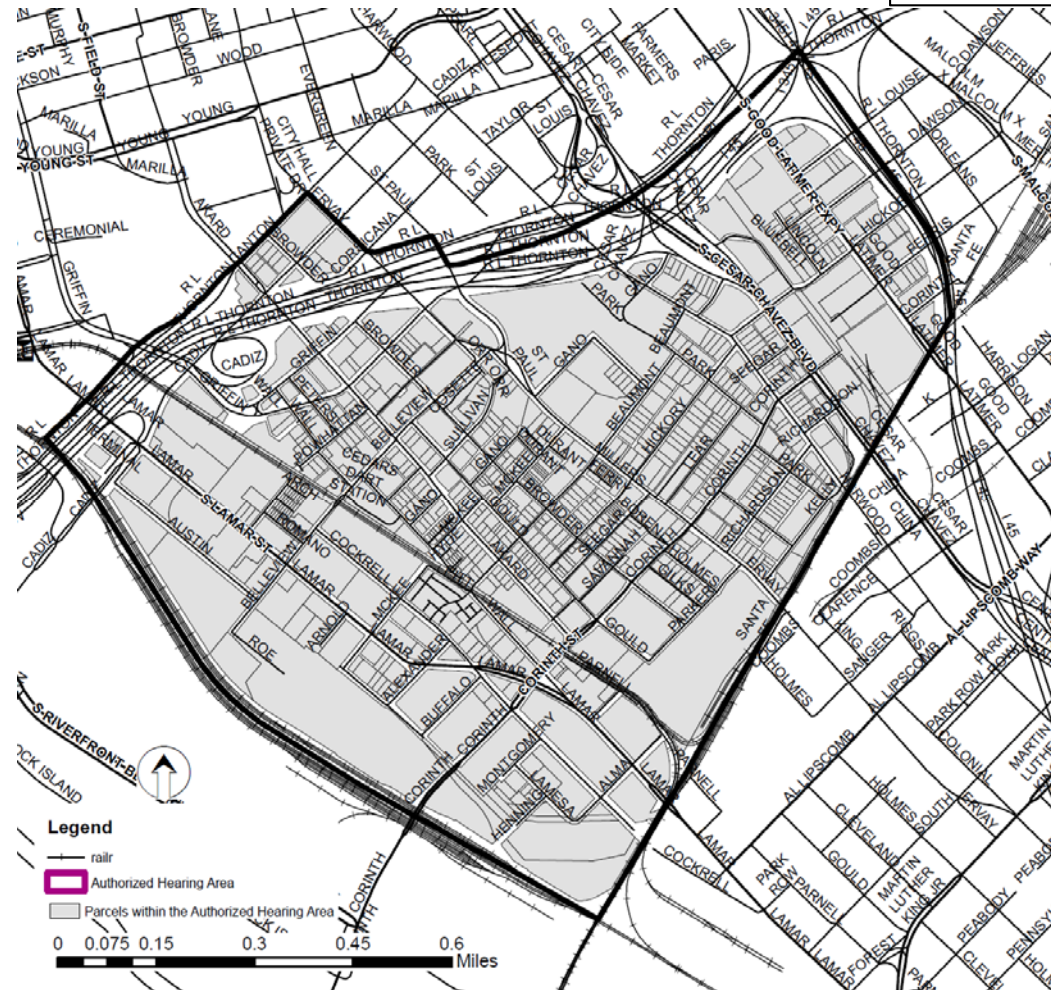
## PD No. 317 Authorized Hearing

- On May 18, 2017, the City Plan Commission initiated a zoning case on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District; CA-1(A) Central Area District; and Planned Development District No. 715.

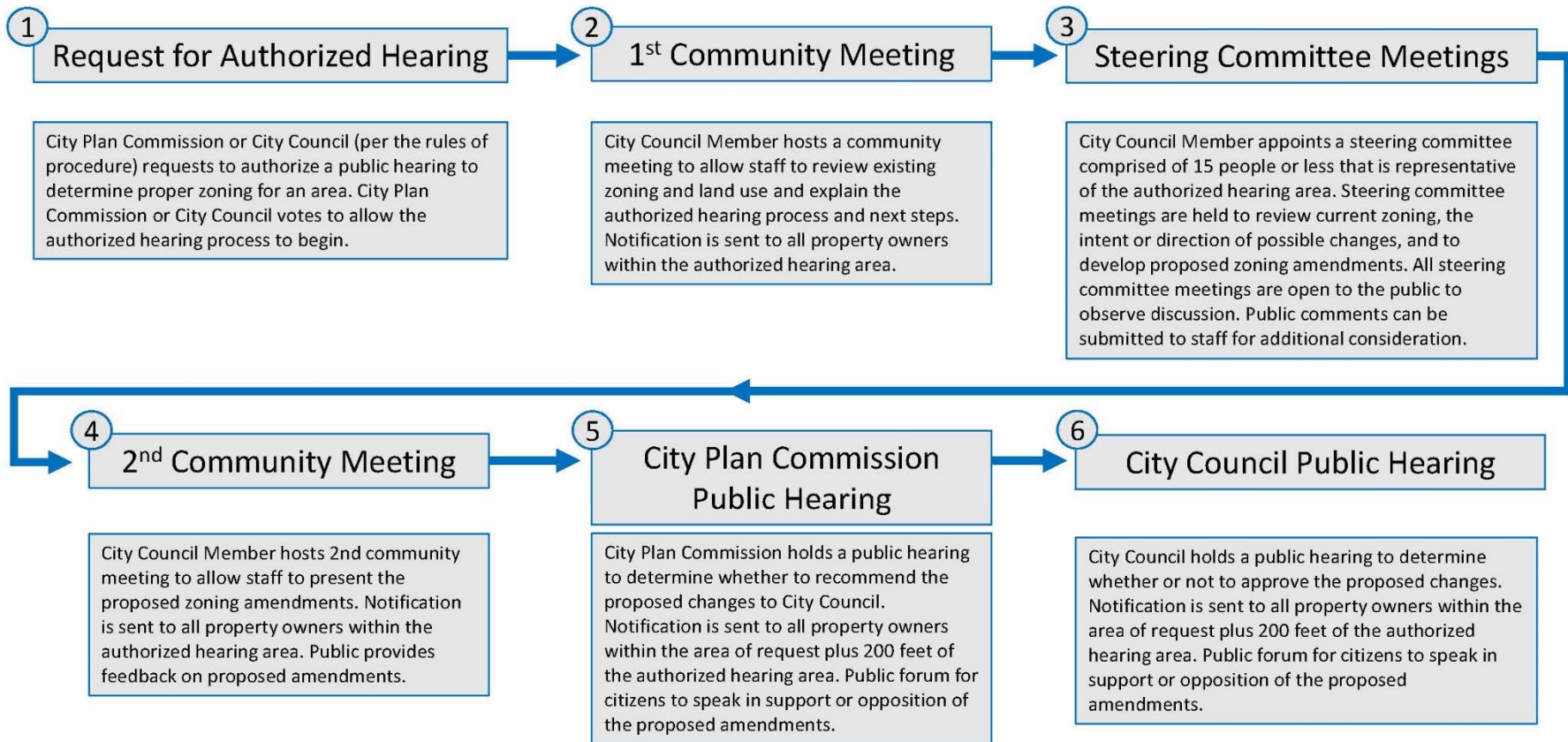


# Location

Authorized Hearing area



# Authorized Hearing Process

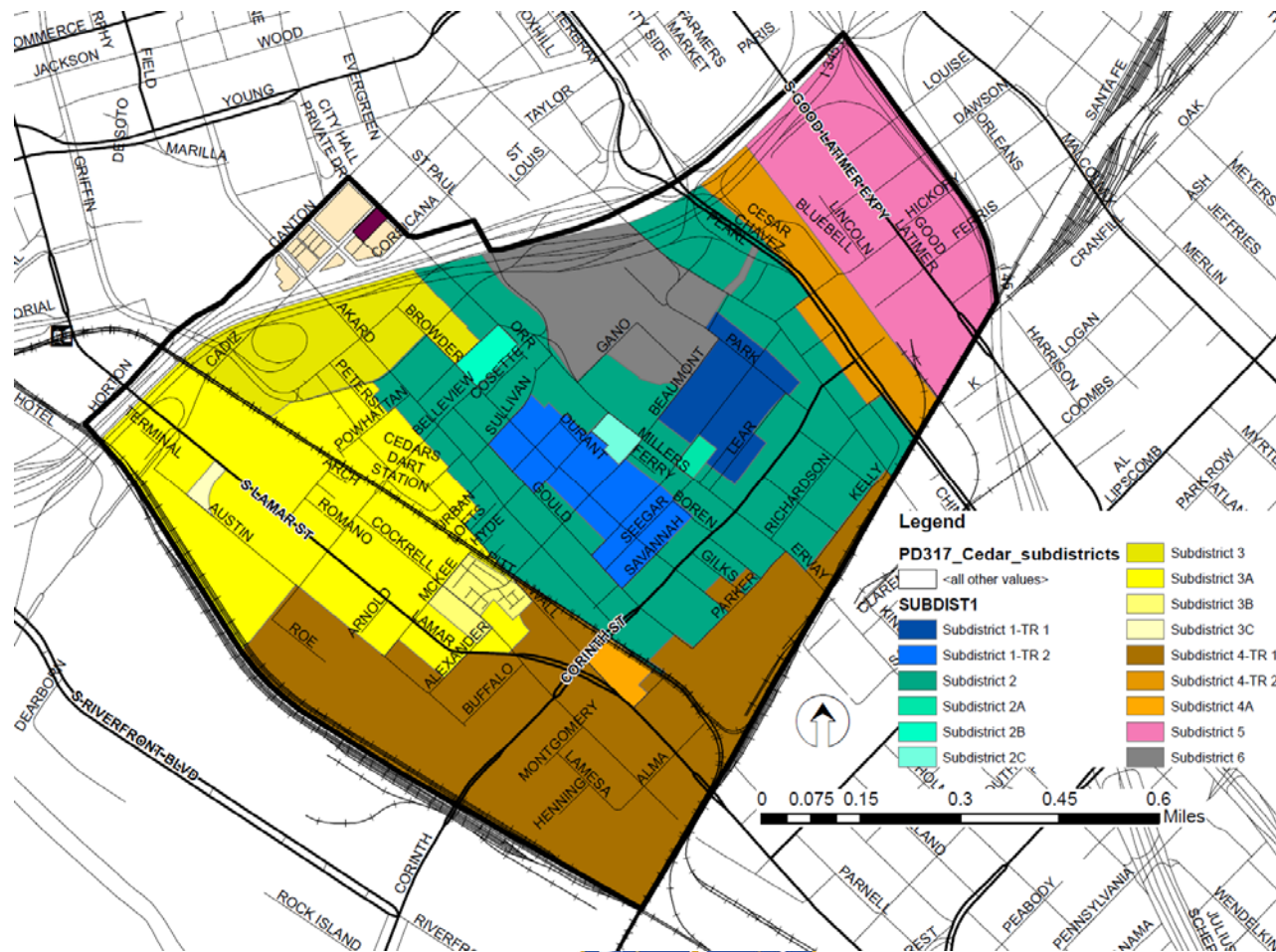


# Zoning Districts

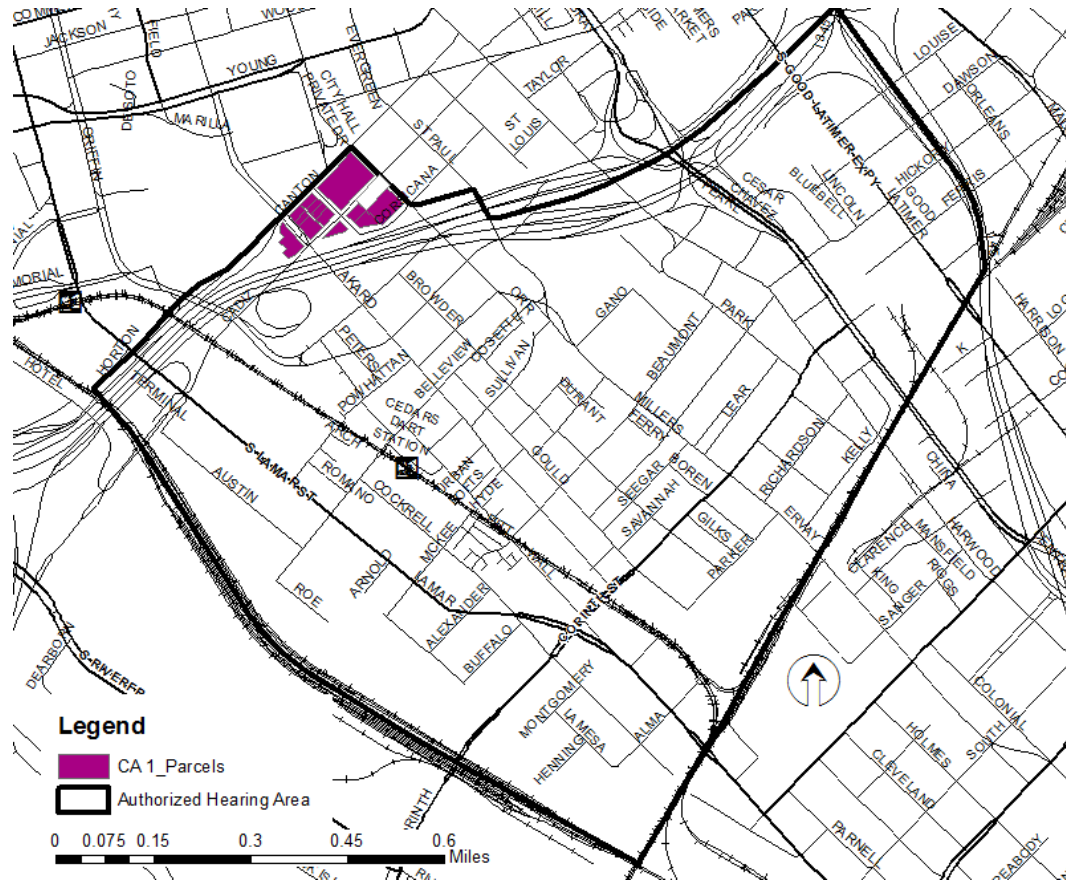




# Existing Zoning



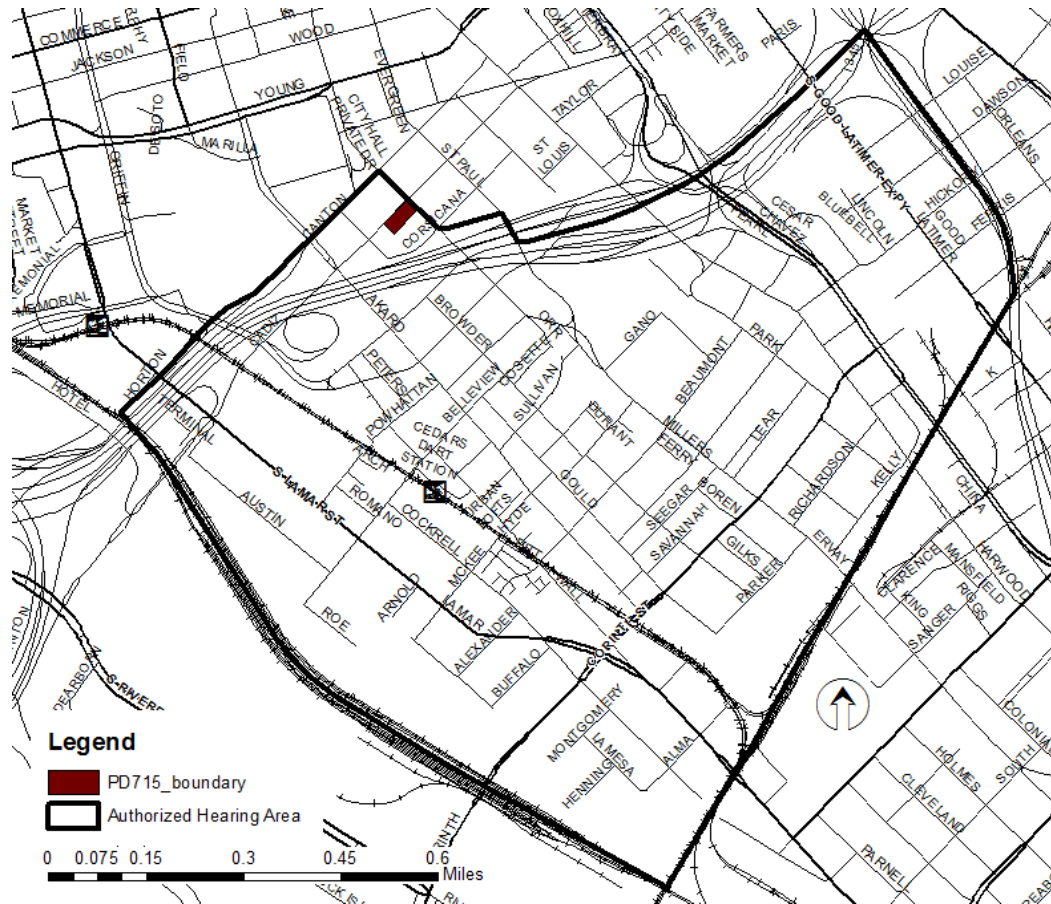
# Central Area District, CA-1



- Approximately 7 acres.
- Encourage existing development in central area, reduce street congestion and preserve buildings with historical, cultural and architectural significance.



# PD No: 715



- Approximately 22,575 square feet.
- Dallas City Council established the PD on January 12, 2005.
- Homeless Assistance Center

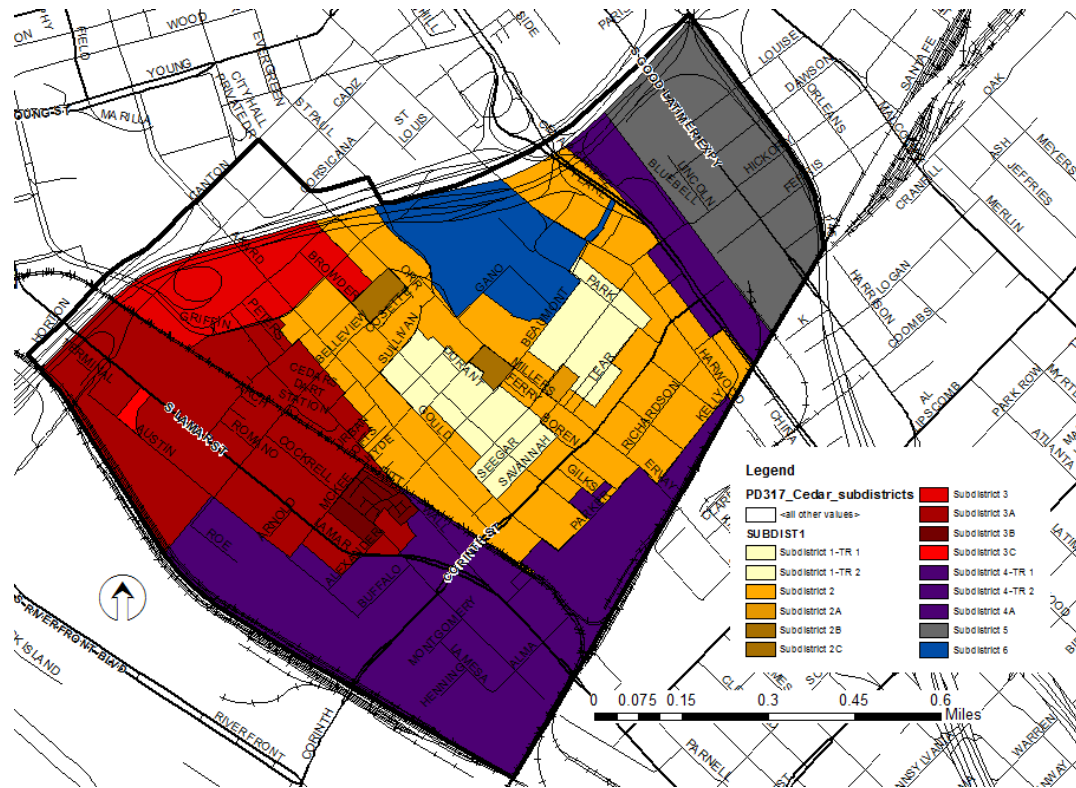




# Central Area District and PD No: 715



# PD No. 317 – Cedars



- Approximately 580 acres
- Dallas City Council established the PD on July 26, 1989.
- The area is in Downtown Dallas Demolition Delay District established on April 11, 2018.



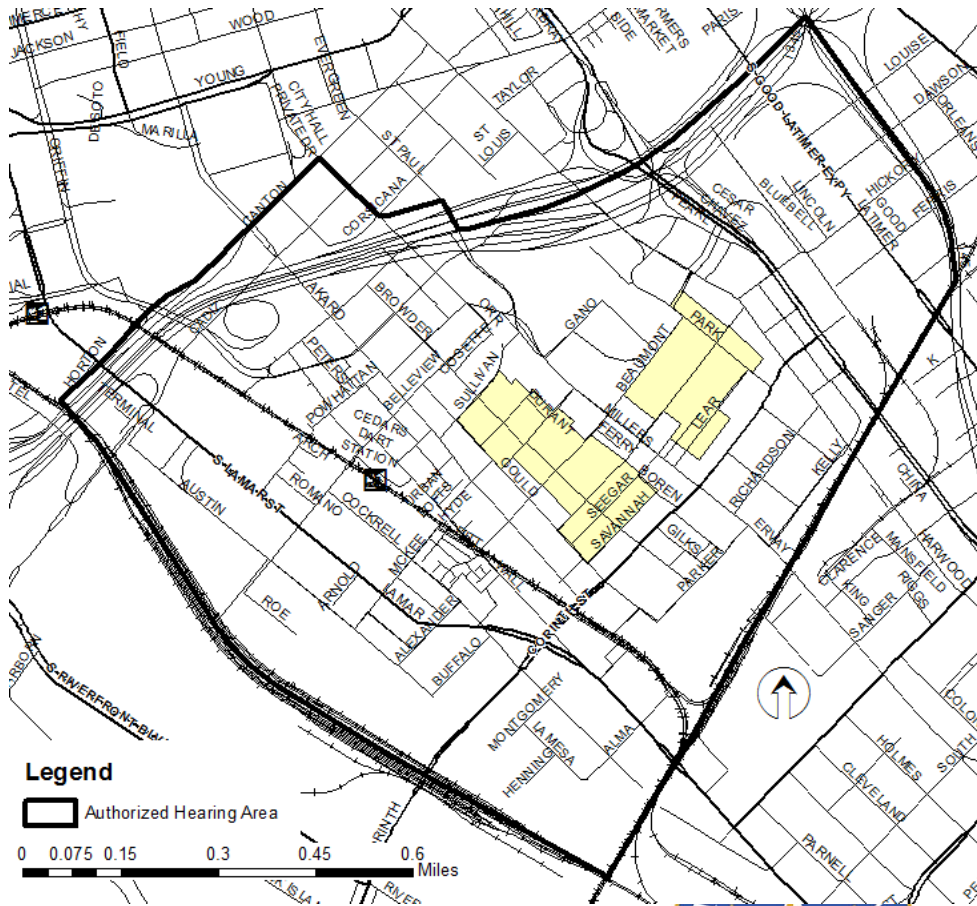
# PD No. 317 – Amendments

Ordinance	Date	Brief Description
20395	7/26/1989	Established PD 317
20822	11/28/1990	Permits group home/shelter
22003	3/23/1994	Creates F-I , definition, parking, and loading provision for seafood processing facility
23144	5/28/1997	Creates G-2, to permit multifamily, retail, lodging, and certain institutional uses
23379	12/10/1997	Permits roof-mounted signs in area G-2
23470	3/25/1998	Creates B-1, to permit single-family residential
23921	6/23/1999	Creates B-2, to permit single-family and duplexes
24014	9/8/1999	Creates H-I, to permit single-family residential
24017	9/8/1999	Provides one detached premise sign in area I
24124	12/8/1999	Changes boundaries of E-I and H
24430	10/25/2000	Creates DO, to provide for a tower/antenna for cellular companies with SUP
24503	1/24/2001	Creates G-3 for utility or government installation other than listed, increases FAR and height
24872	3/27/2002	definition and interpretations of enhanced pedestrian amenities and added a new subdistrict J, Area D-2 for mixed-use development
25160	1/15/2003	Created 7 new subdistricts:1, 2, 3, 3A, 4, 5 and 6
27194	5/27/2008	property within the Subdistrict 1 moved to Subdistrict 2
27402	9/23/2008	Creating a new subdistrict 2A
26894 & 27133	8/21/2007 & 04/9/2008	Amending the definition for Arts and Crafts facility and development regulations & parking regulations
30038	3/8/2016	An area within the Subdistrict 6 was changed to Subdistrict 2
30058	4/13/2016	an area within the Subdistrict 2 was changed to Subdistrict 2B
29197	11/11/2013	Subdistrict 4A was created
30276	12/14/2016	Subdistrict 3B was created
30295	1/9/2017	Subdistrict 3C was created



# PD No: 317 Subdistricts:

## Subdistrict 1, TR-1, TR-2: Residential Core



- Encourage low and moderate density residential uses
- Support alternative modes of transportation
- Preserve structures with historic value





# PD No: 317 Subdistricts:

## Subdistrict 1, TR-1, TR-2: Residential Core



1811 Browder St



1602 Beaumont St

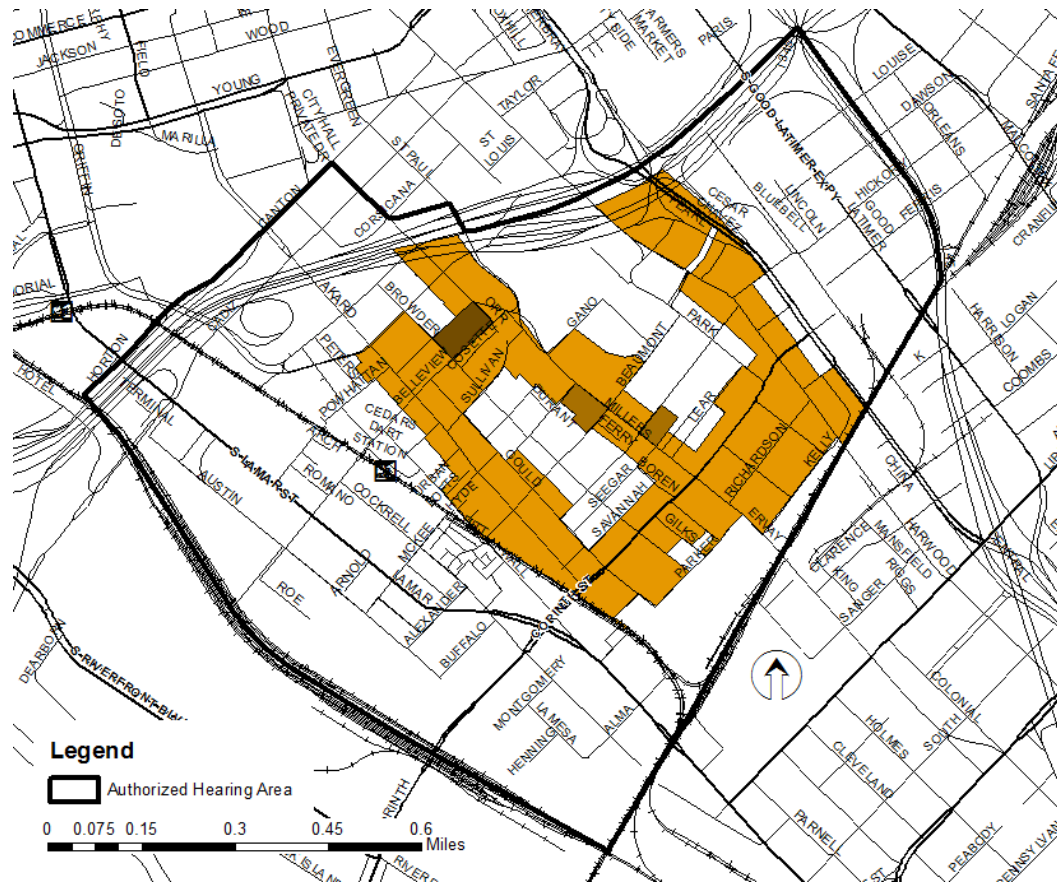


1611 Browder St



# PD No: 317 Subdistricts:

## Subdistrict 2, 2A, 2B : Mixed Use Corridors



- Encourage moderate-density office, lodging, retail, and residential uses
- Development that support pedestrian and bicycle uses
- Preserve structures with historic value



# PD No: 317 Subdistricts:

## Subdistrict 2, 2A, 2B : Mixed Use Corridors



1815 Richardson Avenue



Urban Lofts



Ambassador Hotel

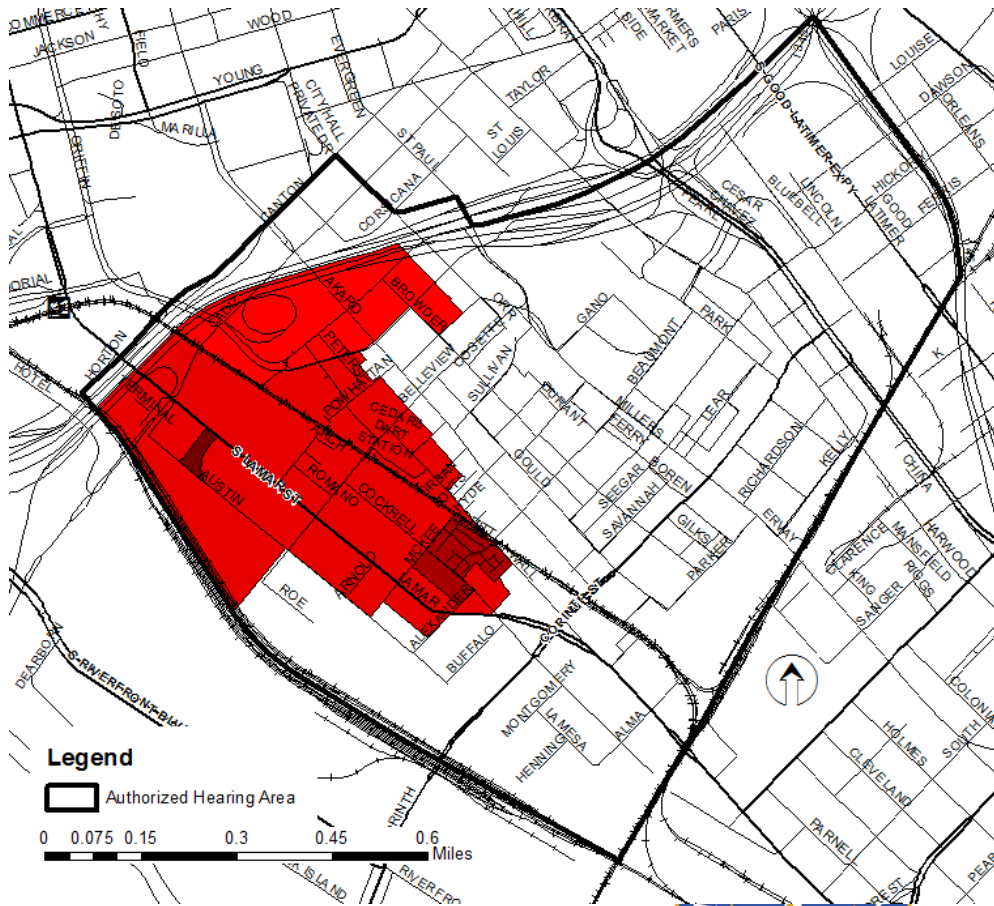


Bellevue Apartments



# PD 317 Subdistricts:

## Subdistrict 3, 3A, 3B TR-1, 3B TR-2: Transit-oriented High Density Mixed Use



### Encourage:

- high-density residential, retail, office, and lodging uses
- supports day and night-time activity
- DART/ mass transit
- pedestrian and bicycle use
- efficient use of parking





# PD 317 Subdistricts:

Subdistrict 3, 3A, 3B TR-1, 3B TR-2: Transit-oriented High Density Mixed Use

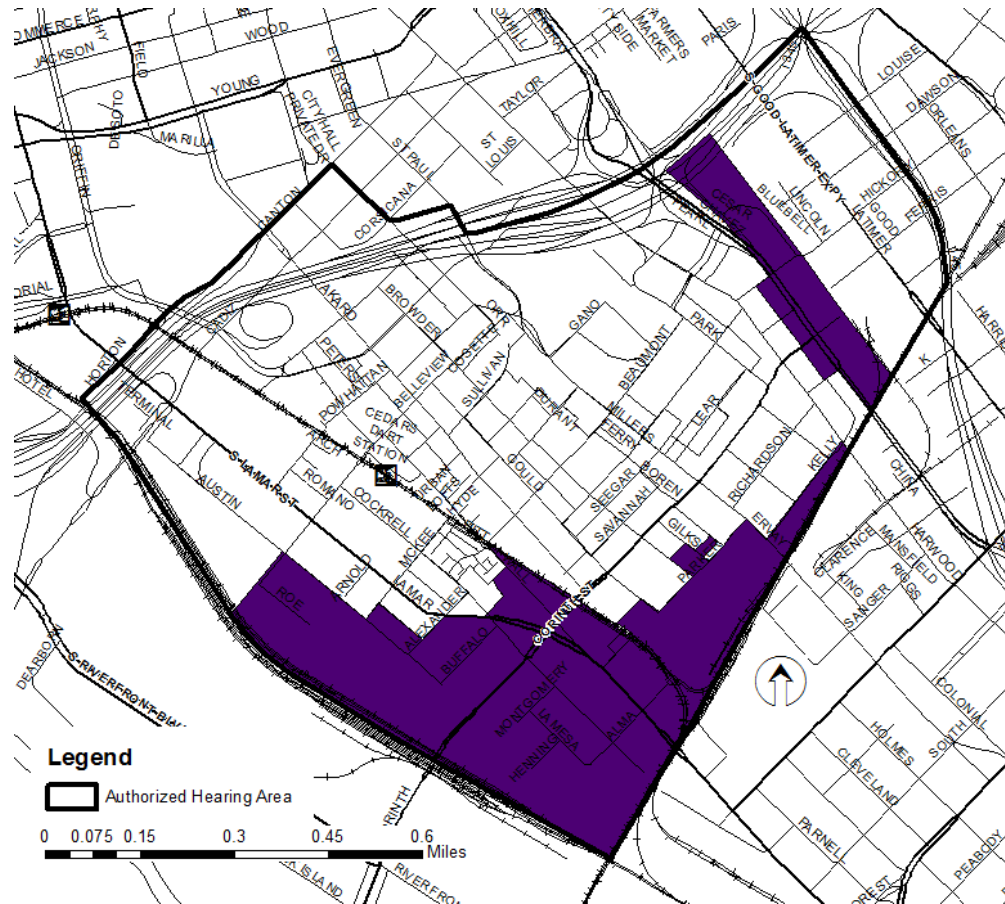


1210 South Lamar Street



# PD No: 317 Subdistricts:

## Subdistrict 4 TR-1, 4 TR-2, 4A: Warehouse/Residential Transition



- Accommodate light industrial, and commercial services, along with multifamily residential uses
- Encourage transition to a loft-style mixed residential area





# PD No: 317 Subdistricts:

## Subdistrict 4 TR-1, 4 TR-2, 4A: Warehouse/Residential Transition



1621 Wall Street



2011 Lamar Street



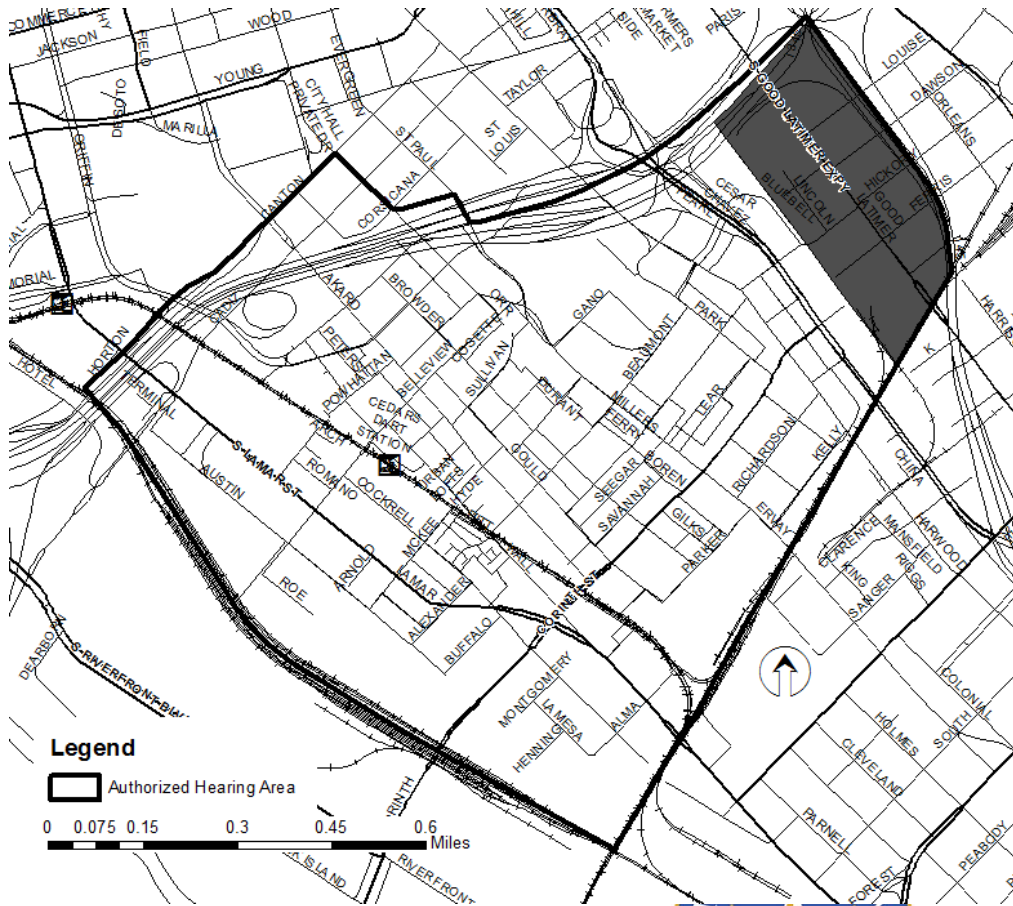
1400 Parker Street



800 Henning Street



# PD No:317 Subdistricts: Subdistrict 5: Industrial



- Consolidate heavy industrial and warehouse uses
- Minimize negative impact on residential areas.



# PD No:317 Subdistricts:

## Subdistrict 5: Industrial



2215 Good Latimer Street



2116 Good Latimer Street



2500 Hickory Street

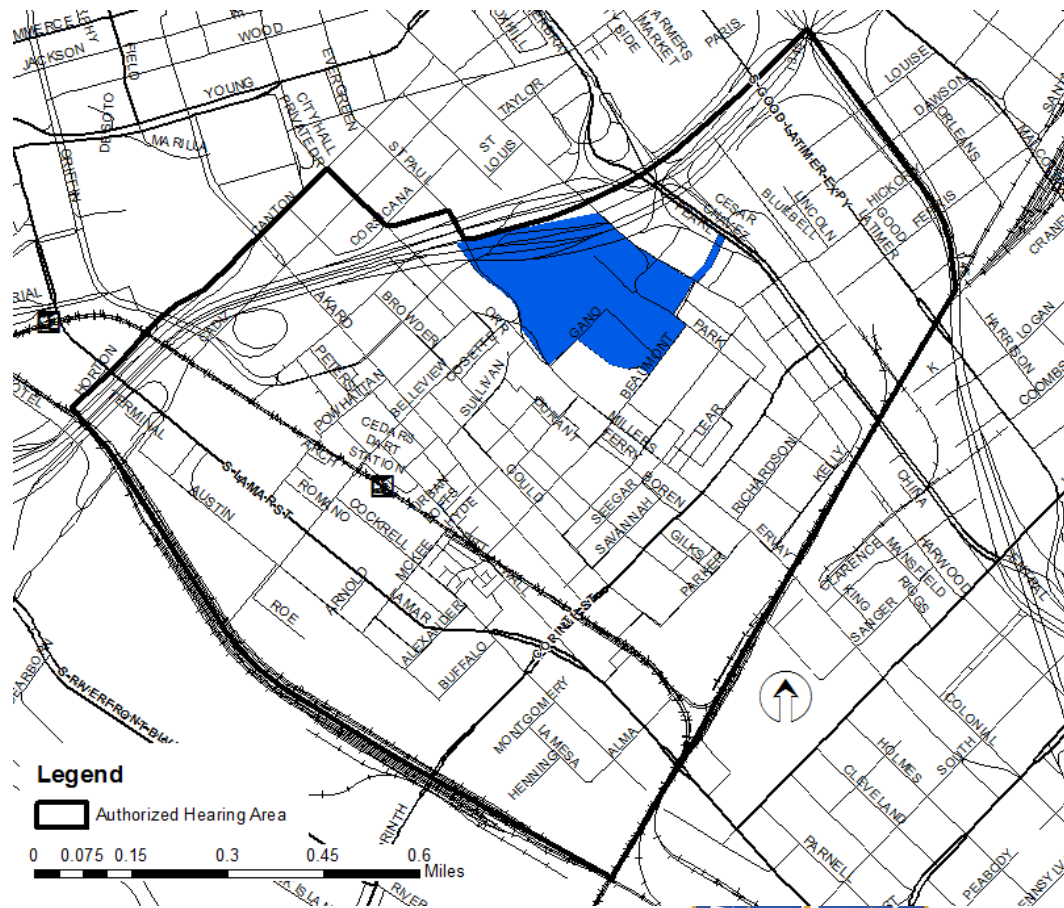


2300 Hickory Street



# PD No: 317 Subdistricts:

## Subdistrict 6: Old City Park Institutional



- Encourage preservation of open space
- Promote development compatible with institutional, residential, and retail land uses
- protect the Old City Park



# PD No: 317 Subdistricts:

## Subdistrict 6: Old City Park Institutional





# Area Plans

## Dallas 360 Plan



Planning and Urban Design

- <https://dallascityhall.com/departments/pnv/Pages/default.aspx>



# Area Plans

## Thoroughfare Plan

- Transportation Department



Interactive Thoroughfare Plan Map

Interactive Thoroughfare  
Plan map

<http://gis.dallascityhall.com/thoroughfare/>



# Next Steps

- Steering committee meetings
- Second community meeting to discuss the proposal.
- City Plan Commission public hearing to consider the proposed changes.
- City Council public hearing and determines whether or not to approve the proposed zoning changes



# Next Steps

## Steering Committee

- Steering committee will work with staff to review the current zoning of the area, the intent or direction of possible changes, and to develop proposed zoning amendments.
- Appointed by Deputy Mayor Pro Tem Adam Medrano
  - Committee meets on a regular basis to reach a **consensus** recommendation on zoning for the area
  - Set steering committee meeting schedule to review potential zoning elements such as:
    - Permitted uses, setbacks, floor area ratios, building heights, density
    - Design and landscape elements



# Next Steps

- Throughout the process, updates will be on the City's website:

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/pd317.aspx>





# PD No. 317

# Authorized Hearing

## Community Meeting

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Additional questions:

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